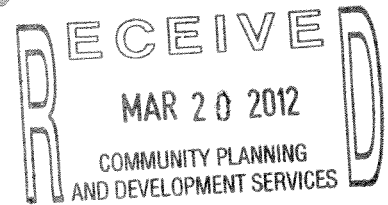


PNC BANK
369 Hungerford Drive, Rockville



LEVEL ONE SITE PLAN APPLICATION NO. _____

PROJECT DESCRIPTION AND SCOPE OF WORK NARRATIVE

The subject property consists of 0.59 acres of land in the Mixed-Use Corridor District Zone (MXCD) located at 369 Hungerford Drive. The site is improved with facilities that once served as an automobile filling station. The present application proposes to redevelopment the site for use as a walk-in bank facility with two drive-through lanes.

As more particularly depicted on the Preliminary Site Plan submitted with this application, the proposed bank will be a 2,373 square foot building, including teller, office, meeting rooms and storage space. One or more walk-up ATMs will be located inside the vestibule of the building, access to which will be secured during the bank's after hours. The two drive-through lanes will facilitate a total of three teller points of service and one drive-up ATM facility. Sufficient stacking space to accommodate a total of twelve (12) vehicles will be provided (for the three teller points of service), including the two vehicles stationed at the transaction positions, as required by Section 25.16.03 of the Zoning Ordinance. A total of twenty (20) parking spaces, including two handicap spaces, will be provided, and are located to the side of the walk-in bank building as required by Section 25.13.07.b.6 of the Zoning Ordinance.

Typical hours of operation of the bank will be from 9:00 a.m. to 7:00 p.m. Monday through Friday, 9:00 a.m. to 4:00 p.m. on Saturday, and 11:00 a.m. to 3:00 p.m. on Sundays. When the bank is closed to the public, both the walk-up ATM and drive-up

ATM will be available at all times. A maximum of ten (10) full-time employees and/or their part-time equivalents will be employed by the bank for this branch. No more than ten (10) employees will be working at the site at any one time, which may include home office specialists who will visit the branch office once or twice a week to provide distinct services (equipment repair, training, etc.).